

1 BILL NO. R-84-05-25

2 DECLARATORY RESOLUTION NO. R-69-84

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 May 16, 1984, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 Perry's Sub. Lot 3 7536400003 - 125673;
12 said property more commonly known as 3125 Hobson Road, Fort Wayne,
13 Indiana;

14 WHEREAS, it appears that said petition should be pro-
15 cessed to final determination in accordance with the provisions
16 of said Division 6.

17 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
18 OF THE CITY OF FORT WAYNE, INDIANA:

19 SECTION 1. That, subject to the requirements of Section
20 4, below, the property hereinabove described is hereby designated
21 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
22 12.1. Said designation shall begin upon the effective date of
23 the Confirming Resolution referred to in Section 3 of this Resolu-
24 tion and shall continue for one (1) year thereafter. Said desig-
25 nation shall terminate at the end of that one-year period.

26 SECTION 2. That upon adoption of this Resolution:

27 (a) Said Resolution shall be filed with the Allen
28 County Assessor;

29 (b) Said Resolution shall be referred to the Committee
30 on Finance and shall also be referred to the De-
31 partment of Economic Development requesting a re-
32 commendation from said department concerning the

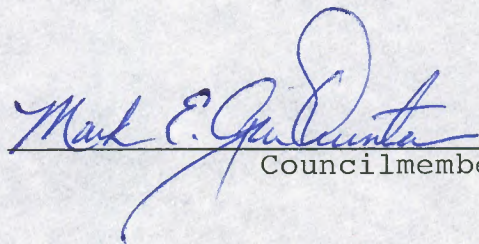
advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

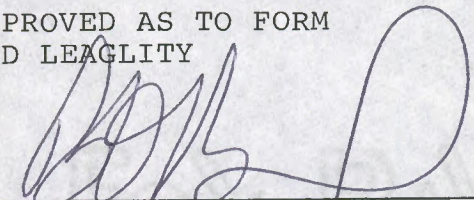
(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 2. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of _____
_____, 19_____, at _____ o'clock _____ .M., E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta,
seconded by Shen, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>/</u>	_____	_____	_____	_____
<u>REDD</u>	<u>/</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>/</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 5-22-84

Sandra E. Kennedy

SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. Q-69-84

on the 22nd day of May, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy

SANDRA E. KENNEDY, CITY CLERK

Ray A. Ebert

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 23rd day of May, 1984,
at the hour of 11:30 o'clock A. .M., E.S.T.

Sandra E. Kennedy

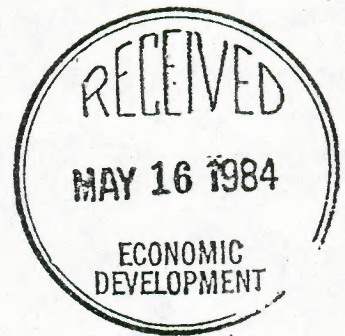
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 23rd day of May,
1984, at the hour of 3 o'clock P. .M., E.S.T.

Win Moses, Jr.

WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant JAMES M. COX
2. Owner(s) ~~JAMES M. COX~~ LINCOLN NATIONAL BANK
3. Address of Owner(s) ~~3125 HOBSON Rd~~ 116 E BEARY ST
FORT WAYNE, IN. 46808
4. Telephone Number of Owner(s) (219) 484 1964
5. Relationship of Applicant to Owner(s) if any _____
6. Address of Applicant ~~ST. LOUIS~~ JAMES M. COX
3125 HOBSON Rd.
FT. WAYNE, IN. 46805
7. Telephone number of Applicant (219) 484 1964
8. Address of Property Seeking Designation 3125 HOBSON Rd.
FT. WAYNE, IN.
9. Legal Description of Property Proposed for Designation (may be attached) PERAY'S Sub. Lot 3 7536400003 - 125673
10. Township WAYNE
11. Taxing District ST. JOE CITY 75

12. Current Zoning Medical CONTINGENT Permit on R₁
13. Variance Granted (if any) Medical Building
14. Current Use of Property
- a. How is property presently used? Clinic for Dr. JAMES M. Cox
- b. What Structure(s) (if any) are on the property? Clinic Building
- b. What is the condition of this structure/these structures? Excellent - 14 yrs old.
15. Current Assessed Value of Real Estate
- a. Land \$6300.⁰⁰
- b. Improvements \$14,800.⁰⁰
16. Amount of Total Property Taxes Owed During the Immediate Past Year
\$1534.58 - paid
17. Description of Proposed Improvements to the Real Estate
16' X 70' Addition to existing building
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
June 1984
- b. When is completion expected? Sept. 1984
19. Cost of Project (not including land costs) 80,000.⁰⁰

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? 6

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? Physical Therapists, X-ray Technicians, Receptionists, Physicians.

c. Anticipated time frame for reaching employment level stated above?

Sept. 1981

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) 200 amp service

Added to existing service; increased water and sewage needs.

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? This is not a factor in this property

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? We draw patients from throughout the United States to Fort Wayne for treatment. This furnishes services to all aspects of care - hospitals, hotels, motels, restaurants.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. Book 18 pg 122
No dwelling less than 3500 sq ft 720 sq ft structure a minimum sq ft allowed

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

What is the status of financing connected with this project?

The Addition will be paid by me. - James M. Cox

I hereby certify that the information and representation on this Application are true and complete.

Signature(s) of Owners

James M. Carl

5-16-84

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

Paul Taylor

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